77578 — Pearland West / Manvel

Brazoria County • Area Code 281 • Neighborhoods: Pearland West, Manvel

30,210	$134,016	$377K	34 min
Population	Median Income	Home Value	Avg Commute

Demographics & Population

Population	30,210	(24% below avg 39,747)
Median Age	36.9	(3% above avg 36)
Household Size	3.1	
Total Households	9,814	
Diversity Index	75/100	

Racial Composition: White: 31% · Hispanic: 23% · Black: 27% · Asian: 15% · Other: 4%

Income & Economy

Median Household Income	$134,016	(56% above avg $86,033)
Per Capita Income	$49,567	

Housing Market

Median Home Value	$377,900	(17% above avg $322,106)
Median Rent	$2,005	(33% above avg $1,508)
Homeownership Rate	83%	(43% above avg 58%)
Housing Units	10,524	
Vacancy Rate	7%	

Education

High School Graduates	91%

Bachelor's Degree	51%	(42% above avg 36%)
Graduate Degree	25%	

Commute & Transportation

Average Commute	34 minutes	(13% above avg 30 min)
Drive Alone	74%	
Carpool	8%	
Public Transit	0%	
Work from Home	17%	

Geography & Climate

Coordinates	29.49°N, 95.36°W
Land Area	18 sq mi
Elevation	35 ft
July Avg High	94°F
January Avg Low	44°F
Annual Rainfall	52 in

Nearby Attractions

Manvel Town Center · Rodeo Palms Community

Nearby Zip Codes: 77573 (League City), 77581 (Pearland), 77584 (Pearland South / Shadow Creek)